

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	John L. House, Sr. 2195 Golden Gate Avenue, San Francisco, CA 94118				
OWNER	United Scottish Rite Supreme Council, 2195 Golden Gate Ave., San Francisco, CA				
PLANS BY	Parkway Homes, 5000 Auburn Boulevard				
FILING DATE	11-1-82	50 DAY CPC ACTION DATE	1-13-83	REPORT BY	SC:bw
NEGATIVE DEC.	1-3-83	EIR		ASSESSOR'S PCL NO.	250-174-11

- APPLICATION:**
1. Negative Declaration
 2. Variance to reduce required parking from 18 spaces to 11 spaces
 3. Variance to waive required six-foot solid masonry wall
 4. Variance to reduce required parking lot shading from 50 percent to 20 percent

LOCATION: 76 Ford Road

PROPOSAL: The applicant is requesting the necessary entitlements to operate a social center for a fraternal organization.

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1965 North Norwood Community Plan Designation: Light Density Residential

Existing Zoning of Site: R-1

Existing Land Use of Site: Vacant structure

Surrounding Land Use and Zoning:

North: Vacant; R-1

South: Residential; R-1

East: Residential; R-1

West: Residential; R-1

Parking Required: 18 spaces

Parking Provided: 11 spaces

Ratio Required: N/A

Ratio Provided: N/A

Property Dimensions: 55' x 198'

Property Area: .25 acres

Density of Development: N/A

Square Footage of Lot(s): N/A

Square Footage of Building(s): 1,800

Height of Structure(s): One story

Significant Features of Site: N/A

Topography: Flat

Street Improvements: Minimal

Utilities: Existing

Exterior Building Colors: Brown

Exterior Building Materials: Vertical wood siding

003241

BACKGROUND INFORMATION: On December 9, 1982 the Planning Commission voted to approve a special permit to allow a social meeting hall in a residential neighborhood. When the project was approved by the Commission, deficiencies existed for required parking and shading.

APPLC. NO. P82-258

MEETING DATE January 13, 1983

CPC ITEM NO. 32

In light of these problems it is necessary to request variances for the required provisions that are not met with this proposal. In addition, the applicant is requesting a variance from the required solid masonry wall. During the public hearing, the applicant indicated that instead of the required masonry wall, a wood fence would be installed.

STAFF EVALUATION: The staff has the following comments and concerns:

1. The applicant's proposal indicated that 13 parking spaces were provided on site. Two of the proposed spaces were found to be illegal and will have to be removed, leaving 11 spaces for the proposed social hall. Based on a requirement of one space per 100 square feet of gross floor area for this use, the number of parking spaces required for this use is 18 spaces, leaving the project short of seven spaces.
2. As proposed, the social meeting hall is to be used on a limited basis. The applicant indicated that four separate groups will use the hall, with a maximum number of 15 persons in attendance at one time. The meeting schedules are varied; however, there should be no more than three meetings in any one week according to the applicant. Since the hall will be used on a limited basis, the applicant believes the parking will be adequate to meet the needs of this facility without adverse effects for the neighboring residences.
3. Based on the plans submitted with this application it appears that the parking lot shading only covers approximately 20 percent instead of the required 50 percent.

Staff recommends the applicant provide more accurate and detailed shading and landscape plans for staff review and approval. Staff does not object to the reduced shading area in that additional trees would further reduce the number of parking spaces.

4. The subject site is located in a single family residential neighborhood with adjacent residential structures located in close proximity to the hall on both sides. The driveway entrance for the parking lot is located on the westerly side of the site within two feet from an existing residential structure. The Zoning Ordinance requires that a six-foot solid masonry wall be provided between a commercial-type use and adjacent residences to buffer the effect of the more intensive use. The applicant wishes to substitute a wood fence for the solid wall. Staff objects to this request due to the potential for future maintenance problems associated with standard wood fencing. Also, a masonry wall will buffer noise more effectively than a wood fence.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Approve the parking variance to waive seven spaces, based on Findings of Fact to follow;
3. Deny the Variance to waive the six-foot masonry wall, based on Findings of Fact to follow;
4. Approve the Variance to reduce the required parking lot shading, subject to conditions and based on Findings of Fact to follow.

Conditions - Variance

The following conditions shall be met prior to issuance of a Certificate of Occupancy. The Planning Director shall inspect the site for compliance of these conditions:

- a. The applicant shall submit shading, landscape and irrigation plans to the Planning Director for review and approval;
- b. A six-foot solid masonry wall shall be provided along the perimeter of the site up to the 25-foot front setback line;
- c. Maximum capacity of the facility shall be 15 persons, and a sign shall be posted at the entrance to notify users of the hall of this limited capacity for occupancy.

Findings of Fact - Variance approval for parking and shading

- a. The proposed variance is not a special privilege extended to one individual property owner as conditioned in that a special permit was granted for the use and the number of persons using the facility at one time is limited; therefore, adequate on-site parking will be available;
- b. Granting this variance will not constitute a disservice or be injurious to public welfare or other property in the vicinity, as conditioned, in that the site will be adequately landscaped and fenced to ensure compatibility with surrounding residential uses;
- c. As proposed and conditioned, this variance is in conformance with the North Norwood Community Plan and the City General Plan which designates the site for residential use and allows this use subject to the granting of a special permit.

Findings of Fact - Variance denial for solid six-foot masonry wall

- a. Granting this variance would constitute a special privilege extended to one individual property owner in that this use is more intensive than the surrounding uses, and a wall is required to buffer adverse effects of the use. There are no extenuating circumstances which preclude the owner from meeting the requirement;
- b. Granting this variance constitutes a disservice to neighboring residential uses in that the wall is necessary to buffer this more intensive use and traffic on the site.